

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**August 19, 2003**

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, August 19, 2003, at 8:30 a.m. at LeClaire Fieldhouse, 5120 West 44<sup>th</sup> Street, Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present: Sharon Gist Gilliam  
Hallie Amey  
Mamie Bone  
Earnest Gates  
Lori Healey  
Michael Ivers  
Carlos Ponce  
Sandra Young

Absent: Dr. Mildred Harris  
Martin Nesbitt

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

The Chairperson convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board. Immediately following the Public Hearing portion of the meeting, Terry Peterson, Chief Executive Officer presented his report.

Per Mr. Peterson, a few weeks ago, the Mayor hosted a breakfast for a group of professionals, leaders, and individuals who have succeeded in a range of different fields. There was a lawyer from one of the city's top law firms, and a famous newspaper columnist. There were elected officials, business owners, religious leaders and several others who simply have earned a decent living raising a family and living a good life. They all had one thing in common. They were once public housing residents. According to Mr. Peterson, the event was remarkable not only for its diversity, but also for the spirit of enthusiasm they all felt for the things that were being accomplished under the Plan For Transformation to improve the quality of life in CHA. Mr. Peterson then highlighted several of the accomplishments over the past four years and summarized goals for the next six years. Mr. Peterson concluded his report by welcoming the communities input that these meetings afford.

Commissioner Gates then introduced a Motion which was seconded by Commissioner Amey to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced the Resolutions discussed in Executive Session.

A Motion to approve resolutions for Executive Session Items 1 thru 3 was presented by Commissioner Ivers.

**(Executive Session Item 1)**

**RESOLUTION NO. 2003-CHA-108**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated August 4, 2003, requesting that the Board of Commissioners approves the Personnel Action Reports for June and July 2003.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions for June and July 2003.

**(Executive Session Item 2)**

**RESOLUTION NO. 2003-CHA-109**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 30, 2003, entitled "Approval of Reinstatement of Chairman's Stipend."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approves the reinstatement of the stipend for the Chairman of the Board of Commissioners.

**(Executive Session Item 3)**

**RESOLUTION NO. 2003-CHA-110**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated July 29, 2003, requesting authorization to amend the contract amount with Franczek & Sullivan in connection with *Ronald Castro v. CHA, 99 C 6910*,

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend Contract No. 9871 with Franczek & Sullivan to increase the contract amount in an amount not to exceed \$100,000.00 in order to pay for legal fees and expenses regarding *Ronald Castro v. CHA, 99 C 6910*.

The Motion to adopt the Resolutions for Executive Session Items 1 thru 3 was seconded by Commissioner Gates and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Mamie Bone  
Earnest Gates  
Lori Healey  
Michael Ivers  
Carlos Ponce  
Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Earnest Gates, Chairperson of the Operations Committee, then presented the monthly report for the Joint Tenant Services and Operations Committee meeting held on Wednesday, August 13, 2003. Per Commissioner Gates, staff presented the Committees with an update on the new management of Cabrini Green Homes and 1230 North Burling.

Commissioner Gates then introduced an Omnibus Motion for adoption of the resolutions for Items A1 through A10 and Items A12 thru A17, discussed, voted and recommended for Board approval by the Joint Tenant Services and Operations & Facilities Committees.

**(Item A1)**

In January 2001, the Commissioners approved a contract with E.F. Ghoughan for a not-to-exceed amount of \$310,000.00 to provide relocation counseling services only for residents who were

living in the buildings originally planned for closure during Phase II of the relocation process. Subsequently, additional buildings were added to Phase II that resulted in an additional 65 families who required counseling services. In the fall of 2002, Phase III of the Plan began and the CHA made the decision to allow families in selected developments where relocation was not being conducted to choose permanent Section 8 Housing Choice Vouchers (HCV's). This resulted in 75 additional families who chose permanent HCV's and required immediate counseling services, exceeding the previously planned amount of expenses under the contract. Also, during this time, contract negotiations to add relocation counseling providers were taking place. Since relocation counseling services for these additional families could not wait while negotiations were being completed, E.F. Ghoughan provided these services at the same rate of \$1,400 per family as the original contract. The Resolution for Item A1, therefore, ratifies the CHA's obligation to pay E.F. Ghoughan for the relocation counseling services provided in excess of the previously authorized amount.

**RESOLUTION NO. 2003-CHA-111**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated August 8, 2003, entitled, "Ratification of certain CHA obligations incurred under Contract No. 9597 with E.F. Ghoughan and authorization to amend Contract No. 9597 for resident relocation services";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners ratifies the CHA's obligation to pay E. F. Ghoughan for authorized services rendered in excess of the previously authorized not-to-exceed amount of Contract No. 9597 with E. F. Ghoughan and authorizes the Chief Executive Officer or his designee to amend Contract No. 9597 to increase the amount of the Contract by \$105,333.00 for the provision of resident relocation services.

**(Item A2)**

The CHA provides appliances to residents moving into the private housing market or to residents being relocated internally. To ensure the anticipated work load in Phase III of the Plan, the CHA needs an additional vendor to prevent families from being without appliances in case the current vendor has supply or delivery problems, cannot handle the volume or orders in a timely manner, or in emergency situations. Accordingly, an Invitation To Bid was advertised in area newspapers and 38 vendors were directly solicited. Upon review of the bids received, the apparent low bidder was deemed non-responsible. The resolution for Item A2 approves award of contract to Lake Region Office Supply, Inc., the second lowest responsive and responsible bidder.

**RESOLUTION NO. 2003-CHA-112**

**WHEREAS**, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated August 8, 2003, entitled "Authorization to enter into a contract with Lake Region Office Supply Inc. for the supply, delivery and installation of new stoves and refrigerators";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an indefinite quantity contract with Lake Region Office Supply Inc., for the supply, delivery and installation of up to 400 new stoves and refrigerators in an amount not-to-exceed \$252,510.00, with a minimum guaranteed amount of \$10,000, for a twenty-four month term.

**(Item A3)**

Since December 1995, Quadel has been the CHA's private administrator of the Section 8 Programs. Quadel's contract was due to expire in 2002. In 2001, contract negotiations began with Quadel, who was the sole respondent to the CHA's Request For Proposal for a new Section 8 Program administrator. The contract was extended three additional terms with Board authorization, while negotiations on the new contract were conducted. The resolution for Item A3 approves additional funds in the amount of \$837,806 to close out existing obligations under the contract for authorized services provided by Quadel.

**RESOLUTION NO. 2003-CHA-113**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated August 7, 2003, entitled "Ratification of certain CHA obligations under Modification Nos. 7, 8, and 9 to Contract No. 8565 and authorization to amend Contract No. 8565

between Quadel Consulting Corporation and the Chicago Housing Authority for the administration of the Section 8 Programs".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby ratifies the obligations incurred in excess of the not-to- exceed compensation amount authorized under Modification Nos. 7, 8 and 9 to Contract No. 8565 between Quadel Consulting Corporation and the Chicago Housing Authority and authorizes the Chief Executive Officer or his designee to amend Contract No. 8565 in order to pay Quadel Consulting Corporation an amount of \$837,806.00 for services provided for the administration of the Section 8 Programs for the period of April 1, 2002 through November 30, 2002.

**(Item A4)**

In 2001, the Authority established three pre-qualified pools of private property management (PPM's) firms to independently manage multi-family, scattered-site, and/or senior developments. Annually, CHA issues a Request for Qualifications to allow additional PPM's the opportunity to pre-qualify. The current pre-qualified pool expires in April 2004. The current pool contains twenty-one pre-qualified PPM's. In the event a current PPM is deemed unable to continue managing a development, it is necessary to have a pool of qualified PPM's available to choose from. The resolution for Item A4 adds the following four firms to its existing pool: Metroplex, Urban Property Advisors, Hispanic Housing Development Corporation and H.J. Russell.

**RESOLUTION NO. 2003-CHA-114**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 23, 2003, "Authorization to include additional firms to the three pre-qualification pools of private property management firms to manage multi-family, senior, and scattered-site developments"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to include the below listed private property management firms to the respective prequalification pools:

SENIOR	FAMILY	SCATTERED SITE
Metroplex, Inc.	Metroplex, Inc.	Metroplex, Inc.
Urban Property Advisors (MBE)	Hispanic Housing Development Corporation	H.J. Russell (MBE)

**(Item A5)**

As part of the Capital Improvement Program for Seniors, a contract was executed with Walsh for the general comprehensive renovations of various senior locations. The comprehensive renovation included the installation of new thru-wall air conditions in each unit for Exkhart Park, Wicker Park, Wicker Park Annex and Franklin Boulevard apartments. CHA discovered that, because of the age of the buildings, the primary electric service for the buildings needed to be upgraded to carry the electrical load of the air conditions. ComEd will be installing new transformers near the buildings to accommodate the new electrical load. Accordingly, the resolution for Item A5 approves a contract modification to the contract with Walsh.

**RESOLUTION NO. 2003- CHA-115**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated June 16, 2003, entitled "Authorization to execute Contract Modification with Walsh Construction Company of Illinois for the renovation of various senior buildings"

**THEREOFRE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification No. G-05 to Contract No. 9686 with Walsh Construction Company of Illinois for the fixed amount of \$269,612.00 to provide primary electrical services at Eckhart Park Apartments, Wicker Park Apartments, Wicker Park Annex, and Franklin Boulevard, with an extension of the completion date on a building-by-building basis of forty six (46) non-cumulative calendar days. The new

value of Contract No. 9686 after this Contract Modification No. G-5 is \$51,592,290.67.

**(Item A6)**

As part of the Capital Improvement Program, a contract was executed between the CHA and Globetrotters Engineering Corporation to provide prime design consulting services in the CHA's senior and family developments. The Contract provided for work to be assigned pursuant to task orders to provide prime design consulting services for the start through the finish of a project. However, the Contract provided for an expiration date without regard to the status of completion of the assigned task orders. The previous contract modifications authorized by the Board of Commissioners included not-to-exceed contract compensation increases and an extension of the contract term through March 31, 2003. To date, the CHA issued 42 task orders to Globetrotter for architectural and engineering, as well as certain construction administration services for various senior housing and family developments. The resolution for Item A6 approves a new firm fixed fee contract to supercede and replace the Contract and to increase the total contract amount by \$1,676,384 for a new total firm fixed fee of \$4,757,497 pursuant to a noncompetitive procurement based upon a public exigency exception.

**RESOLUTION NO. 2003-CHA-116**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated August 4, 2003, entitled "Authorization to enter into a new contract with Globetrotters Engineering Corporation to supercede Contract No. 9378 for ongoing professional architectural services";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a new firm fixed fee contract with Globetrotters Engineering Corporation (the "PDC") to supercede and replace Contract No. 9378 with the PDC and to increase the previous not-to-exceed contract amount by \$1,676,384 to establish a new total firm fixed fee in the amount of \$4,757,497 for prime design consulting services required to be performed on the existing task orders assigned to the PDC for various senior buildings and family housing. The new contract will be in effect until the PDC's has performed its required and necessary services in connection with the completion and close-out of all construction work on each of its open task orders.

**(Item A7)**

Similar to Item A6, the resolution for item A7 approves a new contract with ERS/Oppidan to supercede and replace the existing Contract and to increase the not-to-exceed contract amount by \$1,058,451.00 for a new total firm fixed fee of \$4,016,196.00 for all necessary services required to be performed through the completion and close-out of construction on each of the task orders assigned, including the remaining open task orders.

**RESOLUTION NO. 2003-CHA-117**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated August 4, 2003, entitled "Authorization to enter into a new contract with ERS/Oppidan to supercede Contract No. 9383 for ongoing professional architectural services";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a new firm fixed fee contract with ERS, Inc./Oppidan, Inc., a joint venture (the "PDC"), to supercede and replace Contract No. 9383 with the PDC and to increase the previous not-to-exceed contract amount by \$1,058,451 to establish a new total firm fixed fee in the amount of \$4,016,196 for prime design consulting services required to be performed on the existing task orders assigned to the PDC for various senior buildings, scattered sites housing and critical façade inspections. The new contract will be in effect until the PDC's has performed its required and necessary services in connection with the completion and close-out of all construction work on each of its open task orders.

**(Item A8)**

Similar to Item A6 and A7, the resolution for Item A8 approves a new contract with Guajardo Associates to supercede and replace the existing Contract and to increase the not-to-exceed contract amount by \$619,783.00 for a new total firm fixed fee of \$1,986,544.00 for all necessary

services required to be performed through the completion and close-out of construction on each of the task orders assigned, including the remaining open task orders.

**RESOLUTION NO. 2003-CHA-118**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated August 4, 2003, entitled “Authorization to enter into a new contract with Alphonse G. Guajardo/Associates, Ltd to supercede Contract No. 9384 for ongoing professional architectural services”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a new firm fixed fee contract with Alphonse G. Guajardo/Associates LTD (the “PDC”) to supercede and replace Contract No. 9384 with the PDC and to increase the previous not-to-exceed contract amount by \$619,783 to establish a new total firm fixed fee in the amount of \$1,986,544 for prime design consulting services required to be performed on the existing task orders assigned to the PDC for various senior buildings, family housing and scattered sites. The new contract will be in effect until the PDC’s has performed its required and necessary services in connection with the completion and close-out of all construction work on each of its open task orders.

**(Item A9)**

The resolution for Item A9 approves award of contract to Holabird & Root for the provision of prime design consulting services at Lake Parc Place. Although the scope of work originally proposed for the two buildings was limited to repairs to the mechanical and boiler systems, common area improvements and replacement of the roof on one of the buildings, a subsequent due diligence inspection of the building revealed the need for a more comprehensive scope of work. The revised scope of work developed includes the following: new aluminum windows to accommodate new air conditioning units; new roof on one building; new air conditioning unit and code improvements for the existing day care center; upgrade of the electrical systems in each building; and the installation of two new window air conditioning units per individual apartment. Due to Holabird & Root’s familiarity with the buildings and their extensive positive experience on CHA projects, this procurement, by non-competitive proposal, is justified by the public exigency exception found under section 24 CFR 85.2 of the HUD regulations. Securing the services of Holabird & Root will assist the CHA in attempting to meet its schedule. Accordingly, the resolution for Item A9 approves award of contract to Holabird & Root.

**RESOLUTION NO. 2003-CHA-119**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated July 11, 2003, entitled “Authorization to enter into a contract with Holabird & Root for prime design consulting services at Lake Parc Place.”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a Contract with Holabird & Root, LLC for a firm fixed price of \$ 125,000.00 for prime design consulting services at Lake Parc Place.

**(Item A10)**

The resolution for Item A10 approves award of contract to Smith-Harding Joint Venture for Prime Design Consultant (PDC) services at City-State properties. It is essential that the CHA use a non-competitive procurement to assign this work. Smith-Harding has served as the PDC on all of the state-funded construction initiatives at City-State properties over the past three years, including projects currently in the design and/or construction phases. Further, Smith-Harding has developed baseline design documents for all the City-State properties. Third, Smith-Harding currently serves as the Architect of Record on these projects. By continuing with Smith-Harding, CHA can avoid the standard five percent (5%) escalation of construction costs on this project, and can similarly avoid delays in the start of construction on the project. Fourth, as work has already commenced, introduction of a new PDC firm at this juncture would create significant liability and risk allocation concerns, and would create considerable difficulties relating to construction management issues on the project. Finally, retaining Smith-Harding as the PDC for this project will result in a significant cost savings to the CHA, as Smith-Harding has already invested considerable time and effort in creating designs for this project, for which CHA has already paid them approximately \$165,000.

**RESOLUTION NO. 2003-CHA-120**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated July 8, 2003, entitled "Authorization to enter into a contract with Smith-Harding for Prime Design Consultant Services for certain City-State properties"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Smith-Harding for Prime Design Consultant services for the City-State properties at Harrison Courts, Ogden Courts, Lathrop Elderly, and Loomis Courts in an amount not-to-exceed \$1,483,000.00. The time for completion of work under the contract will be seven hundred thirty (730) calendar days from the date of the notice to proceed.

**(Item A12)**

General repairs of additional units are required to provide relocation units needed under the Scattered Sites Program and Make Ready Program for CHA residents who must move because of the demolition and consolidation of high-rise developments under the Plan for Transformation. The CHA finds that closely administered Time and Material contracts best enable it to meet its objectives under the Plan to provide these required relocation units. \$26,000,000 will be dedicated to the Scattered Sites Program, and \$8,000,000 will be dedicated to the "Make-Ready" program. Accordingly, in April 2002, the CHA advertised Invitation for Bid for Time and Material contracts for general maintenance and repairs of CHA units at various CHA developments and Scattered Sites. The CHA directly solicited 52 firms, including 33 M/WBE firms and 31 responses were received. After a review of the bid prices, it was determined that Time and Material contracts be awarded to the seventeen lowest responsive and responsible bidders in the amount of \$2,000,000 each. The term of the proposed contracts are two years with a one (1) year option. Details of the work have been discussed with each proposed contractor to assure that they understand the scope of the work, nature of the contract and requirements of the CHA. The CHA's MBE/WBE requirements and Section 3 participation will be based on individual task order amounts. The resolution for Item A12 approves award of Time and Material contracts to the seventeen named contractors in the following resolution.

**RESOLUTION NO. 2003-CHA-121**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated August 5, 2005, 2003, entitled "Authorization to execute seventeen contracts for general maintenance and repairs at various CHA Scattered Sites and Make Ready locations - (IFB No.01197)";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute seventeen (17) Time and Material contracts with: C&H Joint Ventures, Broadway Consolidated, G.F. Structures, J & L Associates, All Chicago, Exciting Ventures, Old Veterans, O.A.K.K. Construction, Bryn Mawr Electric, Cotton Construction, HLF Construction, Telander Construction, FEL Services, Done-Rite Construction, XGD Corporation, II In One, and Maxwell Services each in the amount of \$2,000,000 for a cumulative, not-to-exceed contract value of \$34,000,000. The contract duration for the proposed contracts will be determined through the assignment of individual task orders, all in accordance with IFB No.01197.

**(Item A13)**

The resolution for Item A13 approves the Form of Lease and Tenant Selection Plan for Stateway Gardens, Phase IA Pershing Courts. The approval of the Form of Lease and Tenant Selection Plan is required at this time to facilitate the closing of this development transaction. Both documents have been subject to extensive negotiation among the CHA, the Developer, the Working Group and the Local Advisory Committee; the documents are recommended as acceptable. Notice for the public comment period has been given in accordance with applicable requirements and consideration will be given to any forthcoming comments in finalizing the documents with the Developer and the owner entity.

**RESOLUTION NO. 2003-CHA-122**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 21, 2003, entitled "Authorization for approval of the Form of Lease and Tenant Selection Plan for the Stateway Gardens' Redevelopment Phase IA-Pershing Courts and to

amend the CHA Admission and Occupancy Policy to incorporate such document as an addendum thereto”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the attached form of lease and Tenant Selection Plan in substantially the form presented to the Board for the Stateway Gardens’ redevelopment Phase 1A-Pershing Courts, and hereby approves an amendment to the Chicago Housing Authority’s Admission and Occupancy Policy to incorporate the approved forms as an addenda. The Chairman of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including changes based on HUD requirements, or such changes, if any, resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

**(Item A14)**

Similar to Item A13, the resolution for Item A14 approves a Form of Lease and Tenant Selection Plan for the Hilliard Homes Phase I and Phase II. It is understood that the owner entities, Hilliard Homes I Limited Partnership and Hilliard Homes II Limited Partnership, have an interest and desire to implement their own lease forms that encourage consistent community standards and for the effective management of its mixed income developments. The lease has to accommodate various aspects of the multiple types of tenants and characteristics of a mixed finance transaction. The developer and residents expect that the same lease will be used for residents of both phases. These criteria has been developed over the course of lengthy discussions with the current residents and elected representatives of Hilliard, Holsten Real Estate Development Corporation, Holsten Management Corporation, the owner entities, and CHA staff. The Form of Lease and Tenant Selection Plan is required at this time to facilitate this development transaction.

**RESOLUTION NO. 2003-CHA-123**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 15, 2003, entitled “Authorization for approval of a Form of Lease and Tenant Selection Plan for the public housing units at the Hilliard Homes Mixed-Finance Redevelopment (both phases of the rehabilitation of Hilliard homes) and to amend the CHA Admissions and Occupancy Policy to incorporate such document as an addendum thereto and to approve any amendments to the Phase I closing documents related thereto”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the attached form of lease and Tenant Selection Plan for the public housing units at the Hilliard Homes mixed-finance redevelopment (both phases of the rehabilitation of Hilliard Homes) and hereby approves an amendment to the Chicago Housing Authority’s Admissions and Occupancy Policy to incorporate the approved forms as an addenda and any amendments to the Phase I closing documents related thereto. The Chairman of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including changes based on HUD requirements or other regulatory agency requirements. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

**(Item A15)**

On March 19, 2003, CHA’s Board Resolution No. 2003-CHA-37 approved up to \$3,000,000 in Capital Funds for the development of Stateway Garden’s Phase 1A- Pershing Courts. Since the March Resolution, there have been changes to the project’s funding needs resulting from budget refinements and additional project costs incurred associated with administration and closing. The resolution for Item A15 amends the limit of CHA’s capital contribution commitment not-to-exceed \$3,329,625. The total Pershing Courts development budget is \$17,163,756.00.

**RESOLUTION NO. 2003-CHA-124**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated August 19, 2003, Entitled “Authorization to amend Resolution No. 2003-CHA-37 for Stateway Garden’s Phase 1A Off-site Development Project known as Pershing Courts”.



**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approves and authorizes the amendment to Resolution No. 2003-CHA-37 for Stateway Garden's Phase 1A Off-site Development Project known as Pershing Courts, to change the limit of CHA's capital contribution commitment to an amount not-to-exceed \$3,329,625.00".

**(Item A16)**

In September 2001, the Board approved a resolution to execute a purchase agreement for a 40 year leasehold interest in 54 condominium units at Old Town Village East, Phase II (16 units) and Old Town Village West (38 units). Thereafter, on June 17, 2003, CHA's Board of Commissioners approved a resolution amending the original Board Resolution of September 2001 to reflect a separation of the Old Town Village East, Phase II transaction from the Old Town Village West Transaction. The negotiations for the purchase of the leasehold interests in the Old Town Village West units had been delayed and were finalized on July 21, 2003, between the Receiver, on behalf of the CHA, and MCL, as the Developer of Old Town Village West. The resolution for Item A16 approves further amendments to reflect changes relative to the method of development, increased total purchase price, increase the amount of CHA's contribution for the purchase of the 38 Units at Old Town Village West, and financing structure specific to the 38 units subject to the Old Town Village West transaction.

**RESOLUTION NO. 2003-CHA-125**

**WHEREAS,** the Board of Commissioners has reviewed the memorandum dated July 29, 2003, entitled "Authorization, amending a September 18, 2001 Board resolution, as first amended on June 17, 2003, to enter into an agreement with MCL Companies (MCL) for the purchase of a forty (40) year leasehold interest in 38 condominium units at Old Town Village West through the acquisition method of development, change the source and increase the amount of funds to be utilized for the purchase of the Old Town Village West units, submit project for approval by the U.S. Department of Housing and Urban Development (HUD), and execute any and all documents required in connection with this transaction".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to:  
Further amend the September 18, 2001 Board Resolution, as first amended on June 17, 2003, and thereby,

- (1) submit an Acquisition Proposal to HUD, in collaboration with the Habitat Company ("Receiver") for the purchase of leasehold interests in the 38 Units at Old Town Village West;
- (2) increase the total purchase price for the 38 Units at Old Town Village West from \$5,160,000 to \$5,260,874 due to modifications to the original floor plans;
- (3) increase the amount of CHA's contribution for the Old Town Village West transaction from \$4,248,000 to \$5,787,634;
- (4) forego the utilization of HUD Development Funds Program IL06P002182 for the purchase of the 38 Units at Old Town Village West; and
- (5) utilize 1994 Cabrini Green HOPE VI Funds IL06URD0021294 for the Old Town Village West transaction in an amount not to exceed \$5,787,634.

**(Item A17)**

In October 2002, the Board approved an Intergovernmental Agreement with the City of Chicago to convey 218,076 sq. ft. of CHA-owned parcels in the Lawndale, West Pullman, Kenwood-Oakland and Grand Boulevard communities to the City of Chicago in exchange for the acquisition of 218,948 sq. ft. of City-owned parcels in the Oakland and Grand Boulevard communities. The resolution for Item A17 approves an amendment to that resolution and replaces Exhibit A that clarifies the list of lots that will be received by CHA from the City, and also authorizes the Chief Executive Officer, to modify, if necessary, the list of parcels received from the City provided the total square footage exceeds or is within ten percent of the total to be transferred by CHA, and falls within the general area of the Robert Taylor Phase C.

**RESOLUTION NO. 2003-CHA-126**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated August 19, 2003, entitled “Amendment to resolution CHA– 2002-145 that requested authorization to enter into an Intergovernmental Agreement for Land Transfers with the City of Chicago for City-owned parcels amending the list of City parcels and to authorize the Chief Executive Officer, or his designee, to modify, if necessary, the list of parcels received from the City provided the total square footage exceeds or is within ten percent of the total to be transferred by CHA, and falls within the general area of the Robert Taylor Phase C” and concurs with the recommendations therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby amends Resolution CHA–2002-145, that requested authorization to enter into an Intergovernmental Agreement For Land Transfers with the City of Chicago for City-owned parcels, by amending the list of City parcels to substitute the attached Exhibit A, and authorize the Chief Executive Officer, or his designee, to modify, if necessary, the list of parcels received from the City provided the total square footage exceeds or is within ten percent of the total to be transferred by CHA, and falls within the general area of the Robert Taylor Phase C.

The Omnibus Motion to adopt resolutions for Items A1 thru A10 and Items A12 thru A17 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Mamie Bone
	Earnest Gates
	Lori Healey
	Michael Ivers
	Carlos Ponce
	Sandra Young

Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Joint Tenant Services and Operations & Facilities Committees report was also accepted in total.

**(Item A11 - Amended)**

As part of the Capital Improvement Program for Seniors (CIP), the Authority solicited bids for Senior Housing Rehabilitation at The Lake Michigan Apartments (4227 S. Oakenwald). The Invitation For Bid was advertised in area newspapers and the Authority directly solicited fifty-four firms, including sixteen MBE/WBE/DBE firms. Based on the bids received, it was determined that Michuda Construction is the lowest responsive and responsible bidder at \$6,584,228.00. The scope of work will include refurbishing of parking lots, rehabilitated kitchens and bathrooms, new floor tiles, new refrigerators, ranges, ovens, repairs of damage walls and ceilings and the construction of ADA compliant apartment units. Accordingly, the resolution for Item A11 approves award of contract to Michuda Construction.

Commissioner Gates then presented a Motion for approval of Item A11, subject to further verification of Michuda’s Section 3 commitments, by the CHA’s Contracting Officer, prior to contract execution.

**RESOLUTION NO. 2003-CHA-127**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 25, 2003, entitled “Authorization to enter into a contract with Michuda Construction, Inc. for senior housing rehabilitation at the Lake Michigan Apartments (IL2-41) - IFB No.: 01203”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Michuda Construction, Inc. for Senior

Housing Rehabilitation at the Lake Michigan Apartments (IL2-41) in a firm-fixed price of \$6,584,228.00 for a term of three hundred sixty-five (365) calendar days, **subject to further verification of Michuda’s Section 3 commitments, by the CHA’s Contracting Officer, prior to contract execution.**

The Motion to adopt Item A11, as amended, was seconded by Commissioner Ivers and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Mamie Bone  
Earnest Gates  
Lori Healey  
Michael Ivers  
Carlos Ponce  
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted.

Commissioner Lori Healey, Interim Chairperson of the Finance and Audit Committee, then presented her monthly report. Per Commissioner Healey, the Finance and Audit Committee held its regularly scheduled meeting on Wednesday, August 13, 2003, at 1:30 p.m. at the 626 Corporate Office. Due to time constraints, reports were deferred to the September Committee meeting.

Commissioner Healey then introduced an Omnibus Motion for the adoption of the resolutions for Items B1 through B5 discussed, voted and recommended for Board approval by the Finance Committee.

**(Item B1)**

The Travel Policy provides guidelines for Board members, employees, residents and other authorized individuals traveling on official CHA business. The resolution for Item B1 approves the Revised Travel Policy which provides for the following: allows employees to utilize ground transportation allowance for parking at Chicago Airports long term parking lots; extending Group I and Group II cities to include Rhode Island, ME, San Diego, CA and Ft. Lauderdale, FL; and modifies the Official Travel Request Form to include applicable taxes and modifies the mileage reimbursement rate.

**RESOLUTION NO. 2003-CHA-128**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 18, 2003, requesting adoption of the revised Travel Policy and concurs in the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners repeals and rescinds any and all previously adopted Travel Policies and resolutions related to the approval of such policy.

**THAT,** the Board of Commissioners adopts the revised Chicago Housing Authority Travel Policy dated July 18, 2003, attached hereto as Exhibit A.

**THAT,** the revised Travel Policy dated July 18, 2003, shall be effective immediately.

**(Item B2)**

The CHA desires to create a pre-qualified pool of energy services companies (ESCO’s) which will be requested to bid upon and submit proposals in response to future RFPs for energy performance contracts for specific CHA projects. These services will result in reduced energy consumption and associated costs for one or more of the following systems: water, lighting, heating, ventilation and air conditioning, the building envelope, and/or domestic energy consumption, including but not limited to domestic refrigeration, lighting and hot water heating. Accordingly, a Request for Qualifications was issued in April 2003 and twenty firms were directly solicited including one MBE/WBE firm and one ROB. Of the five firms deemed

responsive and responsible, three were determined to be most qualified and anticipated to be eligible to work on future CHA projects.

The resolution for Item B2 approves the maintenance of a pool of three pre-qualified energy services companies for future projects.

**RESOLUTION NO. 2003-CHA-129**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 17, 2003, titled "Authorization to maintain a pool of three (3) pre-qualified Energy Services Companies (ESCO's) for future projects to increase the energy efficiency at various CHA locations."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to maintain three (3) pre-qualified energy services companies (ESCO'S) for future projects to increase the energy efficiency at various CHA locations, with specific expertise in energy services contracting for two (2) years.

**(Item B3)**

Under the Plan for Transformation, there has been a substantial reduction in force of CHA's full time maintenance and repair staff as a result of these functions being shifted to private property managers. As a result, the CHA has been reducing its administrative burden and overhead costs associated with operating and maintaining the warehouse facilities to house inventory of surplus and obsolete equipment and supplies for such maintenance and repair work. In August 2001, the Board approved a contract with Rick Levin & Associates to sell CHA's surplus inventory and obsolete equipment and supplies, and to reduce its fleet passenger cars and heavy duty equipment. The contract expires in August 2003. The resolution for Item B3 grants authority to exercise the option to extend the contract with Rick Levin for an additional year.

**RESOLUTION NO. 2003 – CHA-130**

**WHEREAS,** the board of commissioners have reviewed board letter dated July 7, 2003, entitled "Authorization to Exercise an Option to for one year the contract with Rick Levin & Associates to Provide Auctioneering Services for all Warehouse Inventory.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the option to extend for one year from August 24, 2003 until August 23, 2004. Contract 9666 with Rick Levin & Associates for auctioneering services in an amount not to exceed \$31,430 for pre-auction advertising/security expenses plus (1) 10% commission of gross warehouse inventory sales and (b) 5% commission, without other costs, of gross fleet passenger/heavy duty equipment vehicles sales. The term of the Agreement will be paid from the proceeds of each auction.

**(Item B4)**

As the Plan For Transformation proceeds, the Authority must have systems and supporting infrastructure in place to monitor progress, process and provide reliable information and support decision-making. Due to the critical nature of CHA's and the City of Chicago/Sister Agency new application initiatives, a Request for Proposal (RFP) was issued in March 2003 for Network Infrastructure and Support Services. The RFP competitively solicited qualified firms and/or individuals, which could provide network infrastructure services for the CHA. The RFP was advertised in area newspapers and the CHA also directly solicited ninety one firms, including forty five MBE/WBE firms. Based on the recommendation of the evaluating committee, the resolution for Item B4 approves contract award to SBC and Tugtel in a contract amount of \$1,762,217.00 and \$1,193,900.00, respectively.

**RESOLUTION NO. 2003-CHA-131**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated August 13, 2003, titled "Authorization to enter into a contract with SBC Communications and Tugtel Communications for Network Infrastructure and Support Services".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a contract with SBC Communications and Tugtel Communications pursuant to RFP for Network Infrastructure and Support Services for a two-year term for a total contract amount not-to-exceed \$1,762,217.00 and \$1,193,900.00, respectively.

**(Item B5)**

The mission of the Office of the Inspector General (OIG) is to respond to allegations or incidents of waste, fraud and abuse at the CHA. With the significant downsizing of the Authority, the OIG's work load has decreased. The resolution for Item B5 approves a restructuring of the OIG's office to more closely reflect the dimensions of a streamlined CHA as well as current work loads. The restructured OIG would be headed by a "Manager of Audit and Investigations" and staffed by a "Financial Criminal Investigator", "Criminal Investigator", and an "Auditor". The Office of the General Counsel would provide administrative support to the investigators, auditor and the Manager. Audit and Investigations would report to the General Counsel. This reorganization would provide sufficient resources and staffing to investigate allegations of fraud, abuse and wrong-doing while providing a cost savings of approximately \$345,000 to the Authority.

**RESOLUTION NO. 2003-CHA-132**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated July 29, 2003, requesting authorization to reorganize the Office of the Inspector General,

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to reorganize the Office of the Inspector General so that it is headed by a "Manager, Audit and Investigations" and staffed Investigator", a "Criminal Investigator" and an "Auditor."

The Omnibus Motion to adopt resolutions for Items B1 through B5 was seconded by Commissioner Gates and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Mamie Bone  
Earnest Gates  
Lori Healey  
Michael Ivers  
Carlos Ponce  
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations & Facilities Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam  
Chairperson

S/B: Lee Gill, Custodian and  
Keeper of Records